

HISTORIC CONTEXT

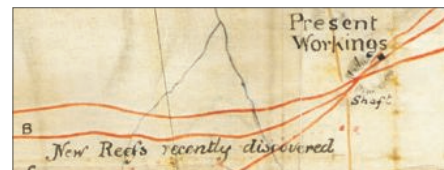
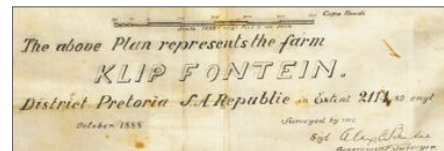
The Houghton Estate area possesses no known evidence linking it to Stone or Iron Age history. The region's documented history dates back to the pre-colonial period (Boer settlement) and in the context of Johannesburg, to the colonial and post-colonial periods. The study area contains no in situ evidence of its existence as a farming or gold mining resource, other than an indication thereof available from surviving maps and archival records (Delmont 2007: 24).

The region's evolutionary land use history (Delmont 2007: 24) comprises a farming settlement (part of the farm Klipfontein, pre 1888), an area purchased for gold prospecting (Houghton Estate Gold Mining Company 1888-1894, from where it derives its name) and most recently for residential use (1894-1896; Johannesburg Consolidated Investment Company 1896 until today).

HOUGHTON ESTATE
GOLD MINING Co's
MAP OF THE FARM
KLIPFONTEIN 1888
(Delmont 2007: 19)



ENLARGED DETAIL
OF MAP (RIGHT)



The institutional history of Houghton Estate enjoys a strong relationship with that of JCI (established by the Bernato brothers) the original township developer and present township owner. The Delmont report (2007: 26) describes the JCI link of the regions social, cultural and urban fabric to be integrally connected to sports and educational facilities, including parks and roads in the suburb. Land acquisitions (based on the generous terms, set by JCI, at one acre donated for each acre purchased) by the Pretoria Diocesan Trustees (St Johns College) and by the then Johannesburg College (King Edward VII School) both in 1906, are sited in this regard (also refer to The Munro p.23 and The Wilds p.11 in this document). Demographically intended for the new upper class (later profile: Jewish or English-speaking Protestant, Delmont 2007: 56), largely instrumental in shaping its legacy and distinct character, regarded for its post-war (South African War) green and architectural heritage established circa 1902-1930.



THE FIRST JCI MINUTE BOOK:
14 SEPTEMBER 1889 TO 28 DECEMBER 1891
(Delmont 2007: 23)

LOCATION

UH abuts the north-eastern fringe of the Johannesburg inner city. Hillbrow, Berea, Yeoville and Bellevue create its southern edge, separated by the Louis Botha Avenue mobility spine. Parktown, Killarney (The Wilds) and Houghton (lower) define the area to the west and north.

Properties located along the ridge (incl. The Munro Drive) constitute some of the most spectacular view sites in Johannesburg. UH (the extreme north-western corner) is connected to the M1 by way of the Joe Slovo-Killarney traffic interchange.



ARCHER HOSKINS 1908
75 ST PATRICK ROAD



LOCALITY MAP
UPPER HOUGHTON ●

STUDY AREA (physical extent)

This is the area delineated in the UH Association (UHA) Constitution as amended in September 1999. Historically, it is part of the area purchased from the Houghton Syndicate, a gold prospecting company, by Johannesburg Consolidated Investment Co. (JCI) in 1896. It was acquired by JCI for residential purposes. The area referred to as Houghton (then a bluegum plantation) was purchased by JCI 6 years later from Messrs. Barrett and Co. and added to the original Houghton Estate from which it derived its name (Smith 1971: 221).

UH comprises a relatively small area measuring approximately 3.2 km by 0.8 km, covering 220 hectares. It borders the historic suburb of Parktown to the west of the site and for the purposes of continuity, the survey includes Roedeaan School located across this boundary. The study area further includes well known landmarks such as the ridge, The Wilds, Munro Drive, King Edward VII School, St Johns College and The Desmond and Leah Tutu Bridge.

For ease of analysis the study area is divided into 7 geographic grid zones, running perpendicular to the Louis Botha mobility spine. Grid lines are spaced at 500 metre intervals.

The UH study area is hereinafter referred to as the site.



THE PROPERTY UNIT (definition)

The Star of 4 January 1902 quoted the JCI Directors Report stating that Houghton Estate was intended for a "very high-class" and would consequently enjoy properties of the most generous proportions (Smith 1971: 222). As it turned out, property sizes were no more than would then be regarded as the norm, but were sold off in clusters of up to half a dozen at a time to single buyers. Hence, for the purposes of this survey, the property unit definition is as follows: one, or more erven (stands) located adjacent to each other, belonging to a single or joint ownership (registered under a single title), including all structures erected thereon, will hereinafter be referred to as a property. Typically a property accommodates a main structure with one or more smaller ancillary structures. Several cases were identified where a single titleholder owns more than one property. With the exclusion of The Munro Drive and the Louis Botha bus shelter, all stands forming road reserves were excluded from the survey.

Properties that consist of more than one stand are, for the purposes of this survey, identified by their lowest numerical stand number. Properties which are located on zonal gridlines are assigned to the zone covering the largest area of such a property. Properties which fall into two precincts (refer to the UH Neighbourhood Development Framework) are allotted both precinct references.

Properties were surveyed independently and hence represent the smallest common denominator in the database. There are 316 properties in UH.

DEVELOPMENT CONTEXT (The UH Neighbourhood Development Framework)

Encouraging architectural conservation in UH is one of the key objectives included in the UH Neighbourhood Development Framework (UHNDF). Town planning precincts defined in the framework however, have been based on planning principals that do not necessarily take cognisance of the location of many properties considered to be of architectural value. By implication, the UHNDF precinct boundaries and guidelines will most likely require some adjustment to accommodate recommendations outlined in this proposal. It is vital that development objectives and principals set out in the UHNDF support and facilitate the establishment of a UH heritage site in a fully integrated manner. For this reason, survey data in this document had been linked to land use sub-areas (precincts) as reflected in the UHNDF.

